

Entered: December 27th, 2023

Signed: December 27th, 2023

SO ORDERED

Lori Simpson
 LORI S. SIMPSON
 U.S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND**

In re:	*	
OPTIMUM CONSTRUCTION, INC.	*	CASE NO.: 23-1-1027-LSS
		(Chapter 7)
Debtor	*	
* * * * *	*	
	*	
MERCEDES-BENZ FINANCIAL SERVICES USA LLC		
Movant	*	
v.	*	
OPTIMUM CONSTRUCTION, INC.	*	
STEVEN H. GEEENFELD, Trustee		
Respondents	*	
* * * * *	*	

CONSENT ORDER MODIFYING AUTOMATIC STAY

Upon consideration of the Motion Seeking Relief From Automatic Stay and to Reclaim Property filed by Mercedes-Benz Financial Services USA LLC, the Movant, with regard to the vehicle subject to its purchase money security interest, namely one 2021 Mercedes-Benz C63CS, serial number W1KWJ8HB7MG056094; and Movant and the Chapter 7 Trustee, Steven H. Greenfeld, having agreed to the terms of this Consent Order, and no objection thereto having been filed by the Debtor, Optimum Construction, Inc.; it is, by the United States Bankruptcy Court for the District of Maryland,

ORDERED, that within ninety days of the date of entry of this Order, the Chapter 7 Trustee shall sell the aforesaid vehicle; and it is further

ORDERED, that within thirty days of the date of said sale, the Chapter 7 Trustee shall forward to Movant those sale proceeds necessary to satisfy Movant's security interest in the aforesaid vehicle.

AND IT IS FURTHER ORDERED, that if the Chapter 7 Trustee fails to sell the vehicle within 90 days of the date of entry of this Order or fails to satisfy Movant's security interest in the vehicle within 30 days of its sale, then Automatic Stay shall immediately terminate without further Order of this Court to allow Movant to exercise and enforce its state law and contractual rights and remedies with regard to the above-described vehicle.

The undersigned hereby agree to the terms of the foregoing Consent Order Modifying Automatic Stay.

/s/Justin P. Fasano
Justin P. Fasano #28659)
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Ste 200
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(301) 441-2420
Attorney for Chapter 7 Trustee

/s/Michael J. Klima, Jr.
MICHAEL J. KLIMA, JR. #25562
8028 Ritchie Highway
Suite 300
Pasadena, MD 21122
(410)768-2280
Attorney for Movant
Attorney File No.: 23-11811

I HEREBY CERTIFY that the terms of the copy of the Consent Order submitted to the Court are identical to those set forth in the original Consent Order; and the signatures represented by the /s/ on this copy reference the signatures of consenting parties on the original Consent Order.

/s/Michael J. Klima, Jr.
Michael J. Klima, Jr.

cc: Michael J. Klima, Jr., Esquire
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Justin P. Fasano
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End of Order